

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|--------------------------|
| 107 | | WINCHESTER RD, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | |
|-----------|----------------------|--------|---------|------------|
| Owner 1: | CUNNINGHAM STEPHEN J | | | |
| Owner 2: | CUNNINGHAM CYNTHIA W | | | |
| Owner 3: | | | | |
| Street 1: | 107 WINCHESTER RD | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | U | Own Occ: Y |
| Postal: | 02474 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|--------|--|--|
| Owner 1: | | | |
| Owner 2: | | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | Cntry: | | |
| Postal: | | | |

NARRATIVE DESCRIPTION

This parcel contains 7,167 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1965, having primarily Vinyl Exterior and 2177 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.16453 | Total SF/SM: | 7167 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 444,507 | Spl Credit | | Total: | 444,500 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|--------------------------------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7167.000 | 341,700 | | 444,500 | 786,200 | | 64496 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.165 | 341,700 | | 444,500 | 786,200 | Entered Lot Size | |
| Total Parcel | 0.165 | 341,700 | | 444,500 | 786,200 | Total Land: | |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | 361.17 | /Parcel: | 361.1 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 341,700 | 0 | 7,167. | 444,500 | 786,200 | 786,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 326,800 | 0 | 7,167. | 444,500 | 771,300 | 771,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 326,800 | 0 | 7,167. | 381,000 | 707,800 | 707,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 326,500 | 0 | 7,167. | 355,600 | 682,100 | 682,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 326,500 | 0 | 7,167. | 304,800 | 631,300 | 631,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 276,100 | 0 | 7,167. | 273,100 | 549,200 | 549,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 276,100 | 0 | 7,167. | 252,700 | 528,800 | 528,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 276,100 | 0 | 7,167. | 241,000 | 517,100 | 517,100 | | 12/13/2012 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 9/7/2017 | Inspected | DGM | D Mann |
| 9/7/2017 | Permit Visit | DGM | D Mann |
| 4/14/2009 | Meas/Inspect | 372 | PATRIOT |
| 8/15/2005 | Inspected | BR | B Rossignol |
| 3/11/2004 | External Ins | BR | B Rossignol |
| 11/9/1999 | Mailer Sent | | |
| 10/20/1999 | Measured | 256 | PATRIOT |
| 8/29/1991 | | KT | |
| | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 64496 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 3 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 1 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

PRINT

| Date | Time |
|----------|---------|
| 12/10/20 | 22:37:0 |

LAST REV

| Date | Time |
|----------|---------|
| 11/02/17 | 12:51:5 |

| |
|-------|
| danam |
| 8026 |

| | |
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|--|--|

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